



FOR LEASE

Centrally Located Off Of I-84 with High Visibility!

Office Space For Lease

1551 11TH AVENUE N / NAMPA, IDAHO 83687

TOK
COMMERCIAL



CONTACT

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HIGHLIGHTS

Positioned strategically along I-84, providing preeminent visibility, and located directly between two interstate exits.

Central position at the northwestern entry point of the Treasure Valley, just west of Boise, and along a primary distribution and manufacturing corridor.

First and second floor office space.

T.I. allowance available.

AVAILABLE

SPACE	SIZE	RATE
Ste. 100	6,460 SF	\$15.00/SF, FSEJ
Ste. 150	8,703 SF	\$15.00/SF, FSEJ
Ste. 200	15,235 SF	\$15.00/SF, FSEJ
TOTAL	30,398 SF	\$15.00/SF, FSEJ

LEASE TERM
LEASE TYPE

3-7 Years
Full Service Excluding Janitorial

UPDATED: 3.20.2024

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SITE LAYOUT

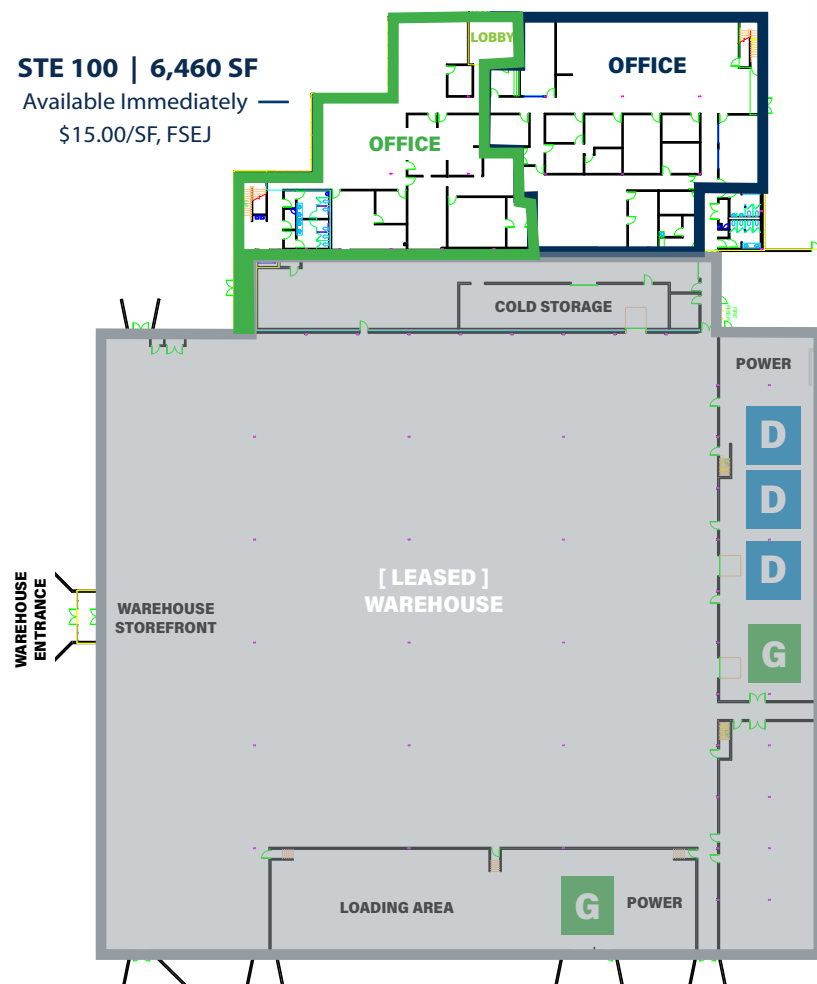
FIRST FLOOR

STE 100 | 6,460 SF

Available Immediately
\$15.00/SF, FSEJ

STE 150 | 8,703 SF

Available Immediately
\$15.00/SF, FSEJ



SECOND FLOOR



STE 200 | 15,235 SF

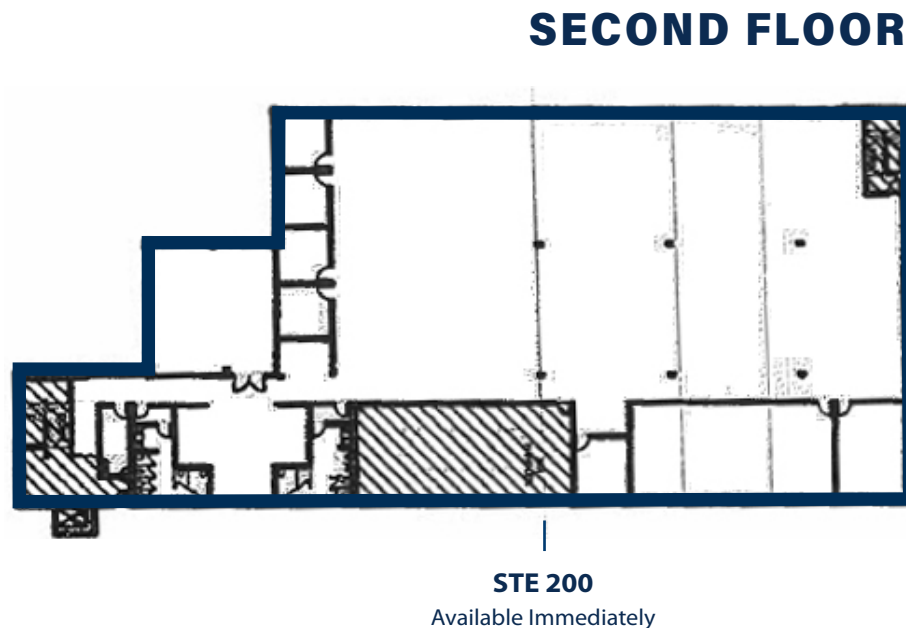
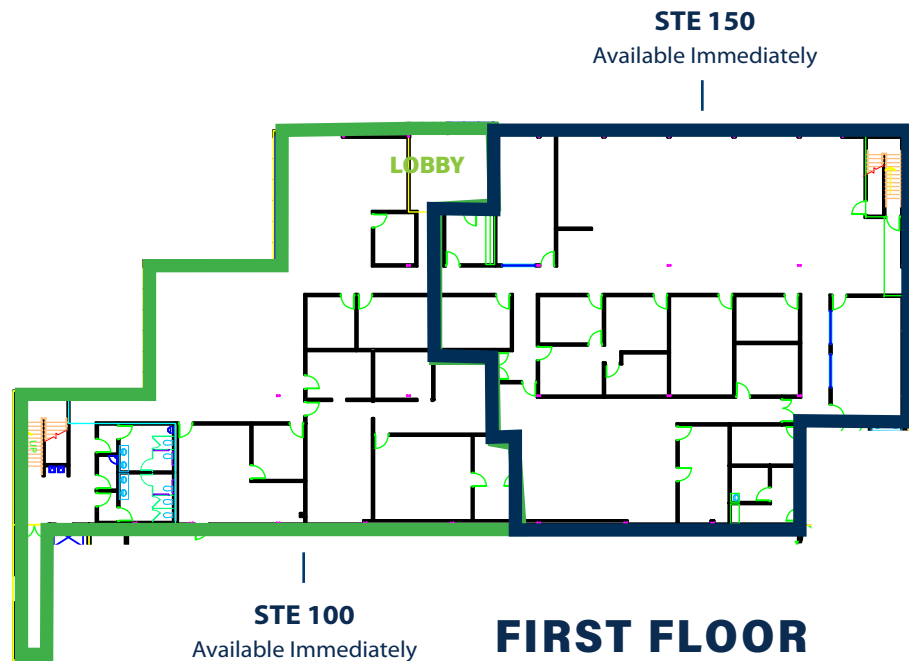
Available Immediately
\$15.00/SF, FSEJ

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FLOOR PLANS

Submarket	Nampa
Bldg. Type	Warehouse / Office
Bldg. Size	106,931 Sq. Ft.
No. of Floors	2
Parking	TBD
Fire Sprinklers	Yes



AVAILABLE	SIZE	RATE
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Suite 150	8,703 SF	\$15.00/SF, FSEJ
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TOTAL	30,398 SF	\$15.00/SF, FSEJ

Positioned Along I-84 | 1,162 SF of Interstate Frontage!



11TH AVENUE



Tour Inside!

DRONE TOURS



AVAILABLE!

Tour Outside!



Interstate Center

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FORD IDAHO CENTER



GATEWAY CENTER



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**NAMPA
MUNICIPAL
AIRPORT**

SITE

Saint Alphonsus

Garrity Blvd

11th Ave N

N Sugar St

Industrial Rd



POPULATION

134,378

5 MI. RADIUS



DAYTIME WORKFORCE

38,036

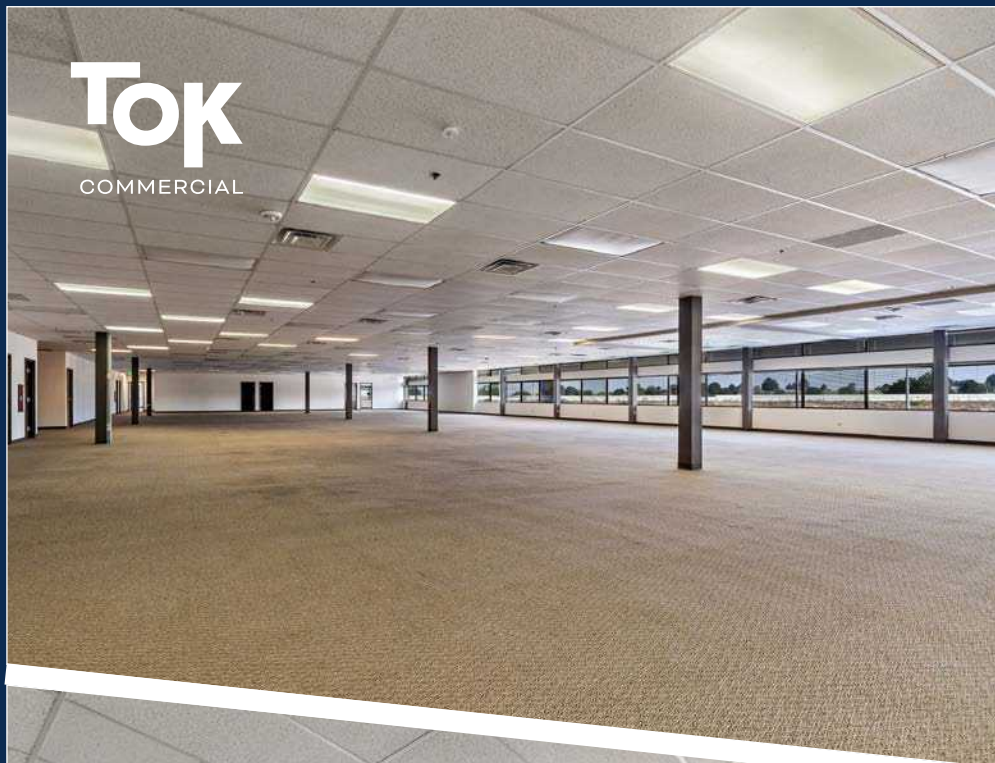
5 MI. RADIUS



AVG. HOUSEHOLD INC.

\$87,385

5 MI. RADIUS



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The Boise Valley ...
**World famous for its
agriculture, the area
has an equally vibrant
environment for a
variety of industries.**

The Boise Valley is home to Idaho's capitol and serves as the center of commerce, politics, population, cultural events, and the blue field that personifies the Boise State Broncos. As a high desert community resting at the foot of the mountains, it is surrounded by thriving bedroom communities rich in their own histories and economies, bringing the metro area population to approximately 801,470. Experts estimate the MSA population will exceed 854,859 by 2028.

Although Idaho is world famous for its agriculture, it has an equally vibrant economic environment for high-tech, healthcare, education, transportation, service, tourism, and retail industries. Many nationally and globally recognized corporations have a home in the valley, including Micron Technology, Hewlett Packard, Amazon, Albertsons, J.R. Simplot Company, MotivePower, Materne, LambWeston, and many others.

Forbes consistently ranks the Boise Valley as one of the top places in the country to not only do business, but also for raising a family, entertainment, recreation and its high quality of life.

Top Employers

St. Luke's Health System	5,000 +
Micron Technology, Inc.	5,000 +
Saint Alphonsus Health System	5,000 +
Amazon	5,000 +
Boise State University	5,000 +
West Ada School District	2,500 - 4,999
Albertson's	2,500 - 4,999
Walmart	2,500 - 4,999
Boise School District	2,500 - 4,999
J.R. Simplot Company	1,000 - 2,499

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801,470

Population:
Metro Area (2023)

3.1%

Boise MSA:
Unemployment Rate (Dec 2023)

#1 & #4

Best Run Cities in America:
Nampa & Boise
(WalletHub 2023)

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The Boise Valley
**Boise Ranked #3 Best
Performing Large City
Economy by Milken
Institute.**

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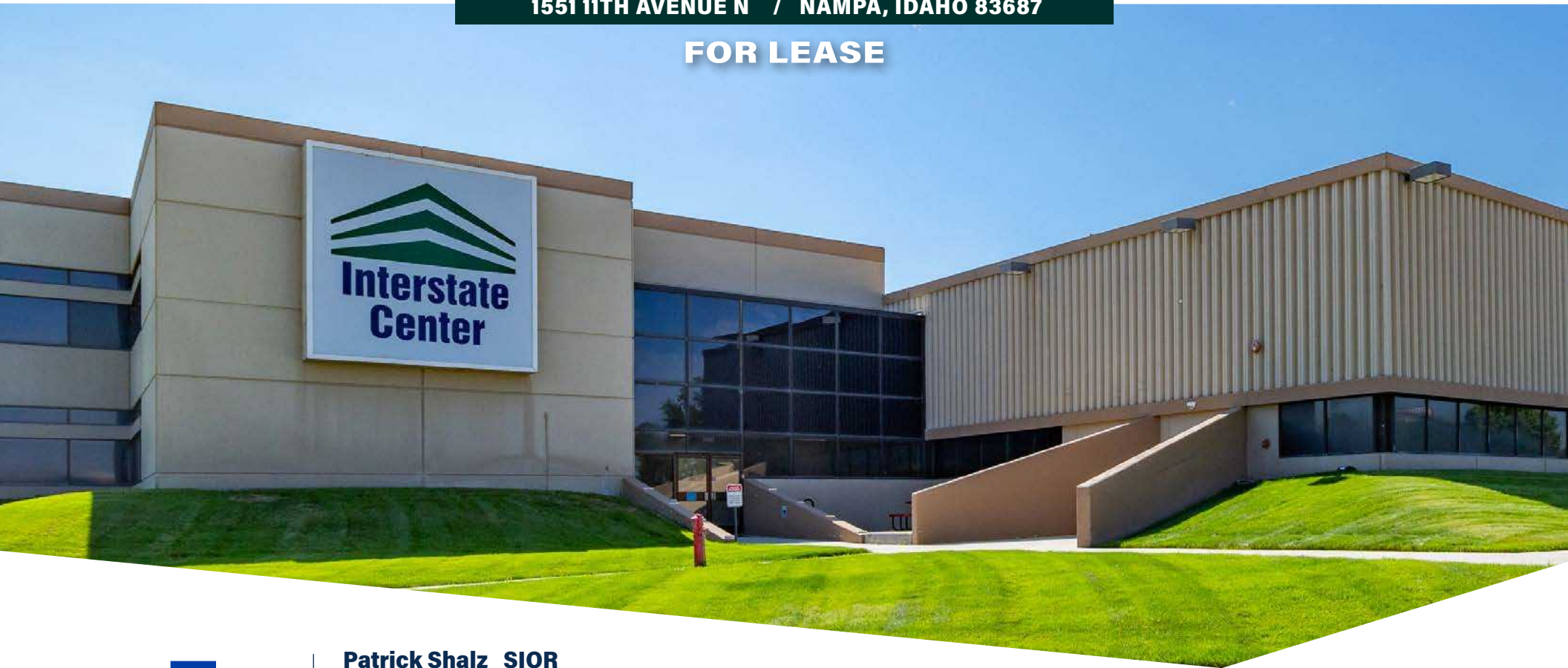


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